THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030933

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2020.

Notary Public
My Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 514008 DEEDWARR
11/10/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20201110-0132597

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara Del Prado	New Owner	Tax Parcel ID No.
216 Riverstone Court		085 14 0A 216.00
Nashville TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Noreikas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Del Prado , single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 216 of Phase One, Riverstone Condominium Plat, created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed, of Record in Book 6998, Page 839, and as Restated in Book 7245, Page 211 and Amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed reference is hereby made to the Plat of Phase One, Riverstone Condominium Plat, of Record in Book 6900, Page 317, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Ryan Noreikas, unmarried, by Warranty Deed from Thomas A. Norman and wife, Ruthellen Norman, of record in Instrument No. 20180102-0000410, in the Register's Office of Davidson County, Tennessee, dated December 28, 2017 and recorded on January 02, 2018.

The execution of this instrument is effected by the signature of Chad Pearman as Attorney-in-fact for Ryan Noreikas, which Power of Attorney is recorded in Instrument Number 202011100132596, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Riverstone Condominium Plat, as recorded in Plat Book 6900, Page(s) 317.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverstone, as recorded in Plat Book 6200, Page(s) 466.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverstone Condominium of record in Book 6998, Page 839, as Restated by instrument(s) of record in Book 7245, Page 411, as amended in Book 11016, Page 159; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

Easement for Water Mains, recorded in Book 7295, Page 991.

Easement for Right of Way, recorded in Instrument No. 20040109-0003624.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11016, Page 153.

This is improved property located at 216 Riverstone Court Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2020.

Ryan Noreikas by Chad Pearman, Attorney-in-fact

Ryan Noreikas by Chad Pearman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ryan Noreikas and that he is authorized by Ryan Noreikasto execute this instrument on their behalf.

WITNESS my hand, at office, this 9th day of November, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021